# ferguson young

YOUR LOCAL INDEPENDENT **ESTATE AGENTS** 

# To Let

## Waters Court, Mount Ambrose, TR15 1NW

A Two Bedroom Ground Floor Apartment, with private entrance, located in Mount Ambrose on the outskirts of Redruth within easy access of the A30 and local amenities including convenience store and post office. The apartment has been newly decorated and is ready for immediate occupation subject to references. The accommodation comprises of: Entrance Hall, Lounge, Kitchen, Two Good Sized Bedrooms and a Bathroom/WC. There is allocated parking to the rear for one vehicle. The apartment is warmed by gas central heating and is double glazed. Council Tax Band A. EPC: C.



- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- COUNCIL TAX A EPC C
- OUTSKIRTS OF TOWN

- TWO BEDROOMS
- PARKING FOR ONE VEHICLE
- IMMACULATE PRESENTATION
- PRIVATE ENTRANCE

#### £900 per month

#### Deposit £900







### **Energy performance certificate (EPC)**

1 Waters Court Mount Ambrose REDRUTH TR15 1NW Energy rating

Valid until: 2 October 2026

Certificate number: 9745-2877-7605-9506-5951

Property type Ground-floor flat

Total floor area 52 square metres

#### Rules on letting this property

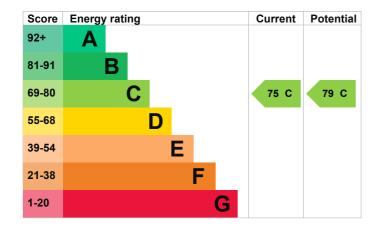
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### **Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60